

**IDAHO REAL ESTATE APPRAISER BOARD**  
**Bureau of Occupational Licenses**  
700 West State Street, P.O. Box 83720  
Boise, ID 83720-0063

**Board Meeting Minutes of 10/7/2014**

**BOARD MEMBERS PRESENT:** Paul J. Morgan - Chair  
Nancy Sommerwerck  
Brad Janoush  
Darin D Krier  
Douglas D Vollmer

**BUREAU STAFF:** Tana Cory, Bureau Chief  
Dawn Hall, Administrative Support Manager  
Lori Peel, Investigative Unit Manager  
Eric Nelson, Board Prosecutor  
Maurie Ellsworth, Legal Counsel  
Maria Brown, Technical Records Specialist

The meeting was called to order at 8:30 AM MDT by Paul J. Morgan.

**APPROVAL OF MINUTES**

Ms. Sommerwerck made a motion to approve the minutes of 8/18/2014 and 9/17/2014. It was seconded by Mr. Vollmer. Motion carried.

**LEGISLATIVE REPORT**

Ms. Cory gave the legislative report. She said that the Bureau is working on a proposed change to its law regarding reinstatement fees for expired licenses.

**FINANCIAL REPORT**

Ms. Hall gave the financial report, which indicated that the Board has a cash balance of \$11,099.24 as of 9/30/2014.

**DISCIPLINE**

Mr. Nelson presented a memorandum regarding case number REA-2014-9. Mr. Krier recused himself from discussion and voting on case number REA-2014-9. After discussion, the Board gave recommendations for appropriate discipline.

Mr. Nelson presented a Stipulation and Consent Order in case REA-2014-7. Mr. Janoush made a motion to approve the Consent Order and allow the Board Chair to sign on behalf of the Board. It was seconded by Ms. Sommerwerck. Motion carried.

Mr. Nelson updated the Board on a case that recently appeared before the Idaho Supreme Court. He said that at this time, a decision had not been reached.

### **INVESTIGATIVE REPORT**

Ms. Peel gave the investigative report, which is linked above.

### **FOR BOARD DETERMINATION**

Mr. Krier recused himself from discussion and voting on case number I-REA-2015-4. Mr. Janoush made a motion to approve the Bureau's recommendation and authorize closure in case I-REA-2015-4. It was seconded by Mr. Vollmer. Motion carried.

### **PROBATION REPORT**

Ms. Peel gave the probation report. Mr. Janoush made a motion to approve the request for removal from probation for case REA-2007-148. It was seconded by Ms. Sommerwerck. Motion carried.

### **OLD BUSINESS**

### **TO DO LIST**

The Board reviewed the to do list.

### **NEW BUSINESS**

### **BROKER PRICE OPINION**

Mr. Janoush addressed the Board regarding a broker price opinion that was done by a real estate agent that appeared to be an appraisal. After discussion, Mr. Janoush stated that he would follow up with the Real Estate Commission.

### **APPLICATION FORM**

The Board reviewed the updated application for licensure by examination form. Mr. Janoush made a motion to approve the revised application for licensure by examination form. It was seconded by Mr. Vollmer. Motion carried.

## **LICENSURE COUNT**

The Board discussed the current licensure count.

## **EXECUTIVE SESSION**

Mr. Janoush made a motion that the Board go into executive session under Idaho Code § 67-2345(1)(d) to consider records that are exempt from disclosure under the Idaho Public Records Law. The purpose of the Executive Session was to consider license application materials. It was seconded by Mr. Vollmer. The vote was: Mr. Morgan, aye; Mr. Janoush, aye; Mr. Vollmer, aye; Mr. Krier, aye; and Ms. Sommerwerck, aye. Motion carried.

Mr. Janoush made a motion to come out of executive session. It was seconded by Ms. Sommerwerck. The vote was: Mr. Morgan, aye; Mr. Janoush, aye; Mr. Vollmer, aye; Mr. Krier, aye; and Ms. Sommerwerck, aye. Motion carried.

## **APPLICATIONS**

Mr. Vollmer made a motion to approve the following for licensure pending a background check and passage of the national exam:

MICHAEL J BREWER

CRA

It was seconded by Mr. Janoush. Motion carried.

**NEXT MEETING** 12/1/2014

## **ADJOURNMENT**

Ms. Sommerwerck made a motion to adjourn the meeting at 9:48 AM MDT. It was seconded by Mr. Janoush. Motion carried.